

Capital Fund Program - Five-Year Action Plan

Status: Approved

Approval Date: 08/19/2020

Approved By: EPIC SYSTEM

Part I: Summary						
PHA Name : Flagstaff Housing Authority		Locality (City/County & State)				
PHA Number: AZ006		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revised 5-Year Plan (Revision No:)				
A.	Development Number and Name	Work Statement for Year 1 2020	Work Statement for Year 2 2021	Work Statement for Year 3 2022	Work Statement for Year 4 2023	Work Statement for Year 5 2024
	AUTHORITY-WIDE	\$264,000.00	\$266,800.00	\$260,000.00	\$260,000.00	\$260,000.00
	BRANNEN HOMES (AZ006000001)	\$234,624.00	\$234,632.00	\$173,000.00	\$279,500.00	\$355,942.00
	SILER HOMES (AZ006000002)	\$190,318.00	\$187,510.00	\$255,942.00	\$149,442.00	\$73,000.00

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U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2020				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$264,000.00
ID0001	Operations Transfer(Operations (1406))	Operating funds transfer; part of transferred funds to be used for purchase of maintenance vehicles.		\$135,000.00
ID0007	Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Training to improve agency performance with regard to software, RAD/portfolio repositioning, MTW and other agency-wide issues; computer and printer replacement; software upgrades/improvements; financial fusion with City of Flagstaff.		\$68,000.00
ID0012	Administration(Administration (1410)-Salaries,Administration (1410)-Sundry)	Contract Administration		\$61,000.00
	BRANNEN HOMES (AZ006000001)			\$234,624.00
ID0018	Furnace Replacement(Dwelling Unit-Interior (1480)-Mechanical)	Replace West/Scattered Site Furnaces - 23 Units		\$92,000.00
ID0019	Roofs - Scattered Sites(Dwelling Unit-Exterior (1480)-Roofs)	Replace roofs for scattered site units in West AMPs		\$25,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2020				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0025	Carbon Monoxide Detectors(Dwelling Unit-Interior (1480)-Other)	Materials and force labor to replace all carbon monoxide detectors with CO Detector/Smoke Alarms		\$5,000.00
ID0027	Parking and concrete Repairs(Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking)	Repair parking lots, sidewalks and other concrete areas		\$18,500.00
ID0033	Gas Line Survey/Repairs(Dwelling Unit-Site Work (1480)-Other)	Cathodic Survey, gas line inspection and repairs.		\$10,000.00
ID0048	Interior Unit Rehab(Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Upgrade unit interior at turnaround to address UFAS, lighting, interior plumbing issues, termite damage, refinish/repair or replace cabinetry, replace countertops and kitchen sinks and make other misc. structural repairs. Includes force labor.		\$10,000.00
ID0066	Flooring - Upstairs floors(Dwelling Unit-Interior (1480)-Other)	Remove/replace upstairs floors at unit turn around. West scattered sites, Includes Force Labor.		\$5,000.00
ID0074	Cabinetry refinish/repair(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Refinish/repair or replace all cabinetry, replace countertops and kitchen sinks and make other misc. structural repairs. All units Siler Homes. Includes force labor.		\$7,800.00
ID0106	Carport Repair/Replace(Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Carports -Surface Garage)	Repair/replace deteriorating Carports at Brannen Homes		\$15,640.00

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Work Statement for Year 1 2020				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0107	Retaining Walls and Handicap Ramps(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Pedestrian paving)	Repair/replace existing retaining walls, especially on Lone Tree and install/improve handicap ramps to improve unit accessibility		\$45,684.00
	SILER HOMES (AZ006000002)			\$190,318.00
ID0020	Roofs - Scattered Sites(Dwelling Unit-Exterior (1480)-Roofs)	Replace roofs for scattered site units in East AMP		\$25,000.00
ID0026	Carbon Monoxide Detectors(Dwelling Unit-Interior (1480)-Other)	Materials and force labor to replace all carbon monoxide detectors with units including smoke detectors		\$5,000.00
ID0032	Siler Office Remodel(Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical)	Complete ongoing remodel of Siler office		\$10,000.00
ID0038	Gas Line Survey/Repairs(Dwelling Unit-Site Work (1480)-Other)	Cathodic Survey, gas line inspection and repairs.		\$10,000.00
ID0043	Parking and concrete Repairs(Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving)	Repair parking lots, sidewalks and other concrete areas		\$14,000.00

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Work Statement for Year 1 2020				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0049	Interior Unit Rehab(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Upgrade unit interior at turnaround to address UFAS, lighting, interior plumbing issues, termite damage, refinish/repair or replace cabinetry, replace countertops and kitchen sinks and make other misc. structural repairs. Includes force labor.		\$10,000.00
ID0056	Siding Replacement/Painting(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits)	Replace damaged siding, repaint and related repairs. Verde, Dortha, Main St and East St locations		\$94,000.00
ID0064	Furnace Replacement(Dwelling Unit-Interior (1480)-Mechanical)	Replace East/Scattered Site Furnaces - 23 Units		\$6,000.00
ID0065	Retaining Walls(Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other)	Repair/replace retaining walls. East scattered sites, especially Steve's Blvd. and Alto vista		\$10,318.00
ID0076	Upstairs floors(Dwelling Unit-Interior (1480)-Other)	Remove/replace upstairs floors at unit turn around. East scattered sites, Includes Force Labor.		\$6,000.00
	Subtotal of Estimated Cost			\$688,942.00

Form HUD-50075.2(4/2008)

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0077	Upstairs floors(Dwelling Unit-Interior (1480)-Other)	Remove/replace upstairs floors at unit turn around. West scattered sites, Includes Force Labor.		\$5,000.00
	SILER HOMES (AZ006000002)			\$187,510.00
ID0039	Gas Line Survey/Repairs(Dwelling Unit-Site Work (1480)-Other)	Cathodic Survey, gas line inspection and repairs.		\$10,000.00
ID0044	Parking and concrete Repairs(Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving)	Repair parking lots, sidewalks and other concrete areas		\$14,000.00
ID0054	Interior Unit Rehab(Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks)	Upgrade unit interior at turnaround to address UFAS, lighting, interior plumbing issues, termite damage, refinish/repair or replace cabinetry, replace countertops and kitchen sinks and make other misc. structural repairs. Includes force labor.		\$17,000.00
ID0057	Water Heater Replacement(Dwelling Unit-Interior (1480)-Plumbing)	replace water heaters Siler Homes/East scattered Site units		\$100,510.00
ID0058	Kitchen Remodel(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	Complete kitchen upgrade including appliance replacement, cabinetry, counters, sink, plumbing, flooring. Force labor for some aspects of work.		\$28,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$260,000.00
ID0004	Operations Transfer(Operations (1406))	Operating funds transfer.		\$135,000.00
ID0010	Management Improvements(Management Improvement (1408)-System Improvements,Management Improvement (1408)-Staff Training)	Training to improve agency performance with regard to software, RAD/portfolio repositioning, MTW and other agency-wide issues; computer and printer replacement; software upgrades/improvements; financial fusion with City of Flagstaff.		\$64,000.00
ID0014	Administration(Administration (1410)-Salaries,Administration (1410)-Sundry)	Contract Administration		\$61,000.00
	BRANNEN HOMES (AZ006000001)			\$173,000.00
ID0029	Parking and concrete Repairs(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Exterior (1480)-Decks and Patios)	Repair parking lots, sidewalks and other concrete areas		\$18,500.00
ID0035	Gas Line Survey/Repairs(Dwelling Unit-Site Work (1480)-Other)	Cathodic Survey, gas line inspection and repairs.		\$10,000.00

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Work Statement for Year 3 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0045	Parking and concrete Repairs(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Exterior (1480)-Decks and Patios)	Repair parking lots, sidewalks and other concrete areas		\$10,000.00
ID0059	Kitchen Remodel(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	Complete kitchen upgrade including appliance replacement, cabinetry, counters, sink, plumbing, flooring. Force labor for some aspects of work.		\$10,000.00
ID0069	Interior Unit Rehab(Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks)	Upgrade unit interior at turnaround to address UFAS, lighting, interior plumbing issues, termite damage, refinish/repair or replace cabinetry, replace countertops and kitchen sinks and make other misc. structural repairs. Includes force labor.		\$16,000.00
ID0081	Upstairs floors(Dwelling Unit-Interior (1480)-Other)	Remove/replace upstairs floors at unit turn around. East scattered sites, Includes Force Labor.		\$6,000.00
ID0085	Replace Doors (Dwelling Unit-Exterior (1480)-Exterior Doors)	Replace Exterior doors, scattered sites East and Siler Homes		\$40,000.00
ID0088	Siding Replacement/Painting(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits)	Replace damaged siding, repaint and related repairs. Scattered Sites		\$50,000.00
ID0089	Plumbing Rehab(Dwelling Unit-Interior (1480)-Plumbing)	Rehabilitate plumbing lines and shut off valves		\$50,000.00

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Work Statement for Year 4 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$260,000.00
ID0003	Operations Transfer(Operations (1406))	Operating funds transfer.		\$135,000.00
ID0009	Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Training to improve agency performance with regard to software, RAD/portfolio repositioning, MTW and other agency-wide issues; computer and printer replacement; software upgrades/improvements; financial fusion with City of Flagstaff.		\$64,000.00
ID0015	Administration(Administration (1410)-Sundry,Administration (1410)-Salaries)	Contract Administration		\$61,000.00
	BRANNEN HOMES (AZ006000001)			\$279,500.00
ID0030	Parking and concrete Repairs(Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving)	Repair parking lots, sidewalks and other concrete areas		\$18,500.00
ID0037	Gas Line Survey/Repairs(Dwelling Unit-Site Work (1480)-Other)	Cathodic Survey, gas line inspection and repairs.		\$10,000.00

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Work Statement for Year 4 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0070	Interior Unit Rehab(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Plumbing)	Upgrade unit interior at turnaround to address UFAS, lighting, interior plumbing issues, termite damage, refinish/repair or replace cabinetry, replace countertops and kitchen sinks and make other misc. structural repairs. Includes force labor.		\$16,000.00
ID0079	Upstairs floors(Dwelling Unit-Interior (1480)-Other)	Remove/replace upstairs floors at unit turn around. West scattered sites, Includes Force Labor.		\$5,000.00
ID0092	Exterior Lighting(Dwelling Unit-Exterior (1480)-Exterior Lighting)	Improve Exterior lighting		\$10,000.00
ID0097	Siding Replacement/Painting(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits)	Replace damaged siding, repaint and related repairs. Scattered Sites		\$220,000.00
	SILER HOMES (AZ006000002)			\$149,442.00
ID0041	Gas Line Survey/Repairs(Dwelling Unit-Site Work (1480)-Other)	Cathodic Survey, gas line inspection and repairs.		\$10,000.00
ID0046	Parking and concrete Repairs(Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving)	Repair parking lots, sidewalks and other concrete areas		\$10,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$260,000.00
ID0005	Operations Transfer(Operations (1406))	Operating funds transfer.		\$135,000.00
ID0011	Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Training to improve agency performance with regard to software, RAD/portfolio repositioning, MTW and other agency-wide issues; computer and printer replacement; software upgrades/improvements; financial fusion with City of Flagstaff.		\$64,000.00
ID0016	Administration(Administration (1410)-Salaries,Administration (1410)-Sundry)	Contract Administration		\$61,000.00
	BRANNEN HOMES (AZ006000001)			\$355,942.00
ID0031	Parking and concrete Repairs(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Exterior (1480)-Decks and Patios)	Repair parking lots, sidewalks and other concrete areas		\$18,500.00
ID0036	Gas Line Survey/Repairs(Dwelling Unit-Site Work (1480)-Other)	Cathodic Survey, gas line inspection and repairs.		\$10,000.00

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Work Statement for Year 5 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SILER HOMES (AZ006000002)			\$73,000.00
ID0042	Gas Line Survey/Repairs(Dwelling Unit-Site Work (1480)-Other)	Cathodic Survey, gas line inspection and repairs.		\$10,000.00
ID0047	Parking and concrete Repairs(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Exterior (1480)-Decks and Patios)	Repair parking lots, sidewalks and other concrete areas		\$10,000.00
ID0073	Interior Unit Rehab(Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks)	Upgrade unit interior at turnaround to address UFAS, lighting, interior plumbing issues, termite damage, refinish/repair or replace cabinetry, replace countertops and kitchen sinks and make other misc. structural repairs. Includes force labor.		\$16,000.00
ID0082	Upstairs floors(Dwelling Unit-Interior (1480)-Other)	Remove/replace upstairs floors at unit turn around. East scattered sites, Includes Force Labor.		\$6,000.00
ID0100	Sewer Line Replacement(Dwelling Unit-Site Work (1480)-Sewer Lines - Mains)	Replace sewer lines		\$25,000.00
ID0102	Furnace Replacement(Dwelling Unit-Interior (1480)-Mechanical)	Replace East/Scattered Site Furnaces		\$6,000.00

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1 2020	
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations Transfer(Operations (1406))	\$135,000.00
Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$68,000.00
Administration(Administration (1410)-Salaries,Administration (1410)-Sundry)	\$61,000.00
Subtotal of Estimated Cost	\$264,000.00

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year	2 2021
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations Transfer(Operations (1406))	\$135,000.00
Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$70,800.00
Administration(Administration (1410)-Salaries,Administration (1410)-Sundry)	\$61,000.00
Subtotal of Estimated Cost	\$266,800.00

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4	2023
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations Transfer(Operations (1406))	\$135,000.00
Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$64,000.00
Administration(Administration (1410)-Sundry,Administration (1410)-Salaries)	\$61,000.00
Subtotal of Estimated Cost	\$260,000.00

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